BOOK 6535 PAGE 682

Map: 154

Parcel: part of 8

WARRANTY DEED

Address of New Owner(s)
Randall Adkisson
8166 Poplar Creek Road
Nashville, Tennessee 37221

Send Tax Bills to:

same

This Instrument Prepared By:

MAIL

James D. Jordan
302 Nashville CityBank Bldg.
315 Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $40,000.00.

Neal W. Carter
Affiant

Subscribed and sworn to before me this 8 day of April, 1985.

James P. Jordan
Notary Public
My Commission Expires: 11/1/87

For and in Consideration of the sum of FORTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), Neal W. Carter and wife, Ann R. Carter have bargained and sold, and by these presents do transfer and convey to Randall Adkisson and wife, Carmen Adkisson, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

SEE ATTACHED PROPERTY DESCRIPTION

Being part of the same property conveyed to Neal W. Carter and wife, Ann R. Carter by warranty deed from Goodall Bailey and wife, Jane G. Bailey of record in Deed Book 6276, Page 754, Register's Office for Davidson County, Tennessee.

This is unimproved property.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Randall Adkisson and wife, Carmen Adkisson, their heirs and assigns, forever.

Neal W. Carter and wife, Ann R. Carter do covenant with Randall Adkisson and wife, Carmen Adkisson that Neal W. Carter and wife, Ann R. Carter are lawfully seized and possessed of the above described land in fee simple; have a good right to convey it; and the same is unencumbered, except as described herein.

Neal W. Carter and wife, Ann R. Carter do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the above described land to Randall Adkisson and wife, Carmen Adkisson, their heirs and assigns, against the lawful claims of all persons.

BOOK 6535 PAGE 683

Witness our hands this 6 day of April, 1985.

Neal W. Carter

Ann R. Carter

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, James P. Jarrett, a Notary Public in and for the above County and State, the within named Neal W. Carter and wife, Ann R. Carter, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6 day of April, 1985.

James P. Jarrett
NOTARY PUBLIC

My Commission Expires: 11/1/87

I.8.7.4.0 4.

IDENTIF. REFERENCE

APR 17 3 50 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PROPERTY DESCRIPTION

Beginning at an iron rod on the East margin of a fifty foot egress and ingress easement running northwardly from Poplar Creek Road, being the Northwest corner of a 5.00 acre tract (Tract 1 of Division of Goodall Bailey Property), then with the margin of said easement, North 53 deg. 12 min. 37 sec. East, 160.19 feet to a point, then with a curve to the right, delta of 32 deg. 01 min. 01 sec., radius of 196.69 feet a distance of 109.91 feet, chord of North 69 deg. 13 min. 07 sec. East, 108.49 feet to a point, then North 85 deg. 13 min. 38 sec. East, 139.33 feet to a point, then with a curve to the left, delta of 38 deg. 11 min. 59 sec., radius of 105.59 feet a distance of 70.40 feet, chord of North 66 deg. 07 min. 38 sec. East, 69.10 feet to an iron rod then leaving easement with the remainder of Goodall Bailey Property, South 66 deg. 48 min. 55 sec. East, 1104.32 feet to an iron rod in the West line of Peebles, Book 4615, Page 127, then with the North lines of four lots of the division of Goodall Bailey Property, North 81 deg. 09 min. 26 sec. West, 331.15 feet to an iron rod, South 38 deg. 43 min. 33 sec. West, 378.87 feet to an iron rod, North 70 deg. 38 min. 13 sec. West, 254.34 feet to an iron rod, North 77 deg. 38 min. 37 sec. West, 172.94 feet to an iron rod, North 65 deg. 45 min. 46 sec. West, 126.44 feet to an iron rod, North 37 deg. 26 min. 16 sec. West, 108.79 feet to an iron rod, North 24 deg. 29 min. 40 sec. West, 187.00 feet to an iron rod, South 75 deg. 08 min. 21 sec. West, 152.89 feet to an iron rod, North 30 deg. 15 min. 45 sec. West, 133.00 feet to the beginning; containing 10.00 acres more or less and being part of Book 4325, Page 438, 9th Civil District, Davidson County, Tennessee, according to a survey by P. Anthony Chapdelaine, Jr. dated 3/8/85.

Together with a non-exclusive permanent easement which shall run with the property (contained herein) for ingress and egress over the existing 50 foot wide right of way from Poplar Creek Road to and along the property, the easterly edge of which right of way is described as follows:

Beginning at an iron rod in the north margin of Poplar Creek Road, being the southwest corner of a 5.00 acre tract recorded in Book 6471, Page 578, Registers Office of Davidson County, Tennessee, (Tract 1 of Division of Goodall Bailey Property), then with the westerly boundary of said tract North 28 deg. 59 min. 32 sec. East, 88.38 feet to an iron rod; thence North 18 deg. 54 min. 48 sec. West, 382.34 feet to an iron rod; thence North 53 deg. 12 min. 37 sec. East, 339.51 feet to an iron rod, being the westernmost corner of the tract described above and conveyed herein; thence with the westerly boundary of said tract North 53 deg. 12 min. 37 sec. East, 160.19 feet to a point, then with a curve to the right, delta of 32 deg. 01 min. 01 sec., radius of 196.69 feet a distance of 109.91 feet, chord of North 69 deg. 13 min. 07 sec. East, 108.49 feet to a point, then North 85 deg. 13 min. 38 sec. East, 139.33 feet to a point, then with a curve to the left, delta of 38 deg. 11 min. 59 sec., radius of 105.59 feet a distance of 70.40 feet, chord of North 66 deg. 07 min. 38 sec. East, 69.10 feet to an iron rod, as shown in survey of Perry A. Chapdelaine, Jr., dated 3/21/84.

Subject to the use of the above right-of-way by other parties, and the right retained by Grantors, their heirs, executors, administrators, personal representatives, assigns, successors, and permittees: to use the right-of-way described above for ingress and egress; to convey such right of ingress and egress over the said right-of-way to any and all parties whatsoever; to dedicate the said right-of-way to any governmental authority as a public way; and to widen the said right-of-way as may be necessary to meet the specifications required for such dedication.

This conveyance is made subject to the following restrictions, which are permanent and run with the land. No house trailer shall be placed on the property. No residence constructed on the property shall contain less than 1,700 square feet of floor space. The tract conveyed herein shall not be sub-divided. Neither Grantees nor their successors or assigns shall carry on or permit to be carried on any commercial cutting of timber on the property.

Subject to 1985 property taxes which are assumed by Grantee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6535 PAGE 685

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

40000.00- CAMT.
104.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 113.50-
9009A04/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 87404

IDENTIF. REFERENCE

APR 17 3 58 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 125921